

shown and designated as Lot No. 64, upon a Village Subdivision plat of Pelzer Mills Property made by Southern Mapping and Engineering Company, dated May 8, 1953, identified as "P.V.C.P. 44", and recorded in the Office of the Clerk of Court for Anderson County, S. C., in Plat Book 27 at Page 66, and having the metes and bounds, courses and distances, as are shown upon said plat. The house upon said lot is now known as No. 4 Hampton Street and the lot, according to said plat, borders upon the Westernly side of said street for a distance of 88 feet; and being the same lot of land conveyed unto James Ann Shaw by Deed of W. A. Martin, Hazel McAlister and Selma H. Owens, dated February 18, 1976, duly of record in the Office of the Clerk of Court for Anderson County, S. C., in Deed Book 18-D at Page 403;

2. All that certain piece, parcel or tract of land with all improvements thereon or hereafter constructed thereon situate, lying and being in Williamston Township, Anderson County, South Carolina, containing 1.00 acres, more or less, and having the following courses and distances: BEGINNING at a point in the center of Highway S. C. #8, thence running North 27 degrees 30 minutes East for a distance of three hundred, sixty-five (365) feet to an iron pin, thence South 57 degrees 10 minutes East for a distance of one hundred, twenty (120) feet to an iron pin, thence South 27 degrees 30 minutes West for a distance of three hundred, sixty-five (365) feet to a point in the center of S. C. Highway #8, thence along the road North 57 degrees 10 minutes West for a distance of one hundred, twenty (120) feet back to the beginning point; this land is bounded on the Northwest by lands now or formerly of Glen Bell, on the North and East by lands now or formerly of W. A. Martin and on the South by said S. C. Highway #8; and being the same property conveyed unto William S. Shaw and James Ann Shaw (now known as James Ann Shaw Coker) by Deed of W. A. Martin, dated October 28, 1971, duly of record in the aforesaid Clerk's Office in Deed Book 17-B at Page 142, the said William S. Shaw having conveyed all of his right, title and interest in and to said property unto the said James Ann Shaw (now known as James Ann Shaw Coker) by Deed dated July 29, 1976, recorded August 3, 1976, in the aforesaid Clerk's Office for Anderson County, S.C., in Deed Book 18-G at Page 671;

3. All that certain lot of land with improvements thereon, lying, being and situated in Grove Township, in the County of Greenville, State of South Carolina, containing one (1) acre, in accordance with plat for E. E. Coker by Campbell & Clarkson, dated April 21, 1970, and being more fully described in accordance with said plat, to-wit: BEGINNING at an iron pin on the Northwestern corner of Ernest E. Coker's property and running thence S 1-37 E, 201 feet to an iron pin; thence N 60-34 E, 292 feet to an iron pin; thence N 29-12 W, 177 feet to an iron pin; thence S 60-48 W, 199 feet to an iron pin, being the beginning.

ALSO: An easement for right of ingress and egress, being at the intersection of property now or formerly of Kathleen A. Ayers with Averison Road and Reedy Forks Road, and running thence along the property line of E. E. Coker, N 1-37 W, 290 feet, more or less, to an iron pin on property above described; thence N 60-34 E, 20 feet to a point in Averison Road; thence along the center of Averison Road, 20 feet, more or less, to the point of beginning; and being the same property conveyed unto James F. Coker by Deed of Frank W. Patterson, dated November 14, 1975, and recorded in same date in Deed Book 1027, at Page 335.

Southern Bank and Trust Company, P. O. Box 8, Williamston, S. C., 29697

AND IT IS AGREED, That the mortgagors herein are ----- to keep the building on said premises insured against loss by fire and windstorm in the sum of full insurable value ----- ~~that~~ in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as its interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of 7% per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said Southern Bank and Trust Company, Williamston, S. C., its Successors ----- ~~that~~ and Assigns forever.

AND we do hereby bind ourselves and our ----- Heirs, Executors and Administrators, to warrant and forever defend, all and singular, the said premises unto the said Southern Bank and Trust Company, Williamston, S. C., its Successors ----- ~~that~~ and Assigns from and against us and our Heirs, Executors, Administrators, and Assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

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